

Building Permit Amendment

SHORT FORM for Residential Development

3 BP 5143-E \$680.00
Permit No. Fee Received

rec'd 3/16/16

1. APPLICANT INFORMATION

Applicant Name(s) Francis + Mary Sheehan Daytime Phone 864-5802 FAX (if applicable)
Mailing Address PO Box 873 Email (if applicable)
Town Dallas Plt State ME Zip Code 04970-0873

2. PROJECT LOCATION AND PROPERTY DETAILS

Township, Town or Plantation Dallas Plt. County Franklin
Tax Information (check Tax Bill) Map: 02 Plan: — Lot 21 All Zoning at Development Site (check the LUPC map) D-RS2
Road Frontage. List the name(s) and frontage(s) (in feet) for any public or private roads, or other rights-of-way adjacent to your lot:
Road #1: Dallas Hill Rd Frontage 125 ft.
Road #2: _____ Frontage _____ ft.
Water Frontage. List the name(s) and frontage(s) (in feet) for any lakes, ponds, rivers, streams, or other waters on or adjacent to your lot:
Waterbody #1: N/A Frontage _____
Waterbody #2: _____ Frontage _____

3. EXISTING STRUCTURES (Fill in a line for each existing structure)

Previously issued Building Permit BP

3. EXISTING STRUCTURES (Fill in a line for each existing structure)				Previously issued Building Permit #: _____						
Type of structure (dwelling, garage, deck, porch, shed, driveway, parking area, etc.)	Year built	Exterior dimensions (in feet) (LxWxH)	Type of foundation (full basement, slab, post, etc.)	Horizontal Distance (in feet) of structure from nearest:						
				Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal waters	
See "Existing" site plan dated 4/7/15										

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4. PROPOSED ACTIVITIES (Fill in a line for each new or modified structure)

Type of structure (dwelling, garage, deck, porch, shed, driveway, parking area, etc.)	Proposal (check all that apply)								Exterior Dimensions (in feet) (LxWxH)	Horizontal Distance (in feet) of structure from nearest:					
	New structure*	Reconstruct*	Expand	Relocate*	Remove	Enclose deck/porch	Permanent foundation*	Change dimensions or setbacks		Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal waters
New Greenhouse for Nursery Business	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30' x 40'	150' +	30'	N/A			→
* Existing Greenhouse Convert to Personal Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14' x 24'	150' +	30'	N/A			→
* Existing Greenhouse Convert to Personal Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12' x 20'	150' +	30' +	N/A			→

* Reconstructions, Relocations, Permanent Foundations and New Accessory Structures:

- a. If the structure or foundation will not meet the LUPC's minimum setback distances from property lines, roads, water bodies or wetlands, explain what physical limitations (lot size, slope, location of septic system, etc.) prevent the structure or foundation from meeting setbacks:

Sheehan

BP 5143-E

- b. For reconstructions, has the existing structure been damaged, destroyed or removed from your property?..... ☐ YES ☐ NO
 If YES, was the structure in regular active use within a 2-year period preceding the damage, destruction or removal?..... ☐ YES ☐ NO
 If YES, provide the date the structure was damaged, destroyed or removed: _____

5. VEGETATION CLEARING, FILLING AND GRADING, SOIL DISTURBANCE (If applicable, fill in this table)

N/A

	Proposed New Area (in sq. ft.) of cleared/filled/disturbed soil:	Distance (in feet) between edge of cleared/filled area and the nearest:					
		Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal Waters
Cleared area							
Filled/disturbed area							
What is the average slope of land between the area to be filled/disturbed and the waterbody or wetland? % <input type="checkbox"/> NA							

6. PROSPECTIVELY ZONED AREAS (RANGELEY AREA ONLY)

Buffering in Prospectively Zoned Areas. Is your property located in one of the following Prospectively Zoned Plantations or Townships?

☒ YES ☐ NOAdamstown Twp.
Rangeley Plt.Dallas Plt.
Richardsontown Twp.Lincoln Plt.
Sandy River Plt.Magalloway Plt.
Townships C, D, and E.

If YES, please complete the following table regarding the width of the vegetative buffers at the narrowest point between the existing and proposed structures and the nearest applicable road, property line, and subdistrict setbacks as applicable:

N/A - Deleted site
Existing

Standard Minimum Required:	Width of Vegetated Buffers			
	Road	Side Property Line	Rear Property Line	Subdistrict Boundary (If D-ES or D-CI)
	25 feet in D-GN, D-GN2, D-GN3 50 feet in D-RS, D-RS2, D-RS3 75 feet in D-ES and D-CI	15 feet	15 feet	50 feet Buffer to other Subdistricts
This property:	_____ feet	_____ feet	_____ feet	_____ feet

Note: You may be required to submit Exhibit E: Documentation for Exceptions to Buffering Requirements. (See instructions on page iii)

7. APPLICANT SIGNATURE (REQUIRED) AND AGENT AUTHORIZATION (OPTIONAL)

Agent Name (if applicable)	RECEIVED	Daytime Phone	FAX (if applicable)
Mailing Address	MAR 07 2016	Email (if applicable)	
Town	LUPC - RANGELEY	State	Zip Code

I have personally examined and am familiar with the information submitted in this application, including the accompanying exhibits and supplements, and to the best of my knowledge and belief, this application is complete with all necessary exhibits. I understand that if the application is incomplete or without any required exhibits that it will result in delays in processing my permit decision. The information in this application is a true and adequate narrative and depiction of what currently exists on and what is proposed at the property. I certify that I will give a copy of this permit and associated conditions to any contractors working on my project. I understand that I am ultimately responsible for complying with all applicable regulations and with all conditions and limitations of any permits issued to me by the LUPC. If there is an Agent listed above, I hereby authorize that individual or business to act as my legal agent in all matters relating to this permit application. I understand that while there is a required Statewide Maine Uniform Building and Energy Code (MUBEC) administered by the Maine Department of Public Safety, Bureau of Building Codes & Standards, The Commission's review is limited only to land use issues and the Commission does not make any findings related to the MUBEC nor do the LUPC staff inspect buildings or enforce any provisions of that Code.

Please check one of the boxes below: (see "Accessing the Project Site for Site Evaluation and Inspection")

☒ I authorize staff of the Land Use Planning Commission to access the project site as necessary at any reasonable hour for the purpose of evaluating the site to verify the application materials I have submitted, and for the purpose of inspecting for compliance with statutory and regulatory requirements, and the terms and conditions of my permit.

☐ I request that staff of the Land Use Planning Commission make reasonable efforts to contact me in advance to obtain my permission to fully access the project site for purposes of any necessary site evaluation and compliance inspection.

All appropriate persons listed on the deed, lease or sales contract must sign below.

Signature(s) X Francis X Sheehan X Date 3-7-16
 X _____ X Date _____

see BP 5143

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Tracking No. 45446
Permit No. BP 5143-E

For office use

Maine Land Use Regulation Commission
Department of ConservationJUN 21 2011
\$200.00 rec'd
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Supplement S-1

Questions for Home Occupations

Applicant Name(s): Francis + Mary Sheehan
Project Location (Township and County): Dallas Plt., Franklin Co

NATURE OF HOME OCCUPATION

1. Describe in detail the nature of your proposed home occupation.

Nursery, perennials soil amendments, Landscaping
Name of Business = Celtic Gardens, USA

AFFECTED STRUCTURES - 4/7/15 Proposed changes

2. For each structure and feature that will be used to conduct your home occupation, fill in a line on the table below:

Structure or feature to be used for home occupation (dwelling, garage, shed, driveway, parking lot, etc.)	Status		Floor area (sq. ft.)		Describe how the structure will be screened from view from adjacent properties, access roads and water bodies:
	Existing structure	Proposed structure	Total amount	Home occupation amount	
Greenhouse	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	240 sq. ft.	240 sq. ft.	currently propose 30'x40' greenhouse to replace 2 existing greenhouse for planting Rose Rugosa & evergreen 6' around back & side of parking plants will spread on lawn to provide screening
Parking Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12'x36'	432 sq. ft.	

ADDITIONAL QUESTIONS

3. How many employees outside your resident family will work for you at any one time? 0
4. Will retail sales be associated with your home occupation? ☒ Yes ☐ No
If yes, approximately how many customers per day? 2-6
5. Will your home occupation generate any vehicular traffic? ☒ Yes ☐ No
If yes, approximately how many vehicles will be at your property per day? 2-6
What types of vehicles will be at your property (passenger cars, delivery trucks, etc.)? passenger cars + PU trucks
6. Will any tractor trucks, semitrailers or other pieces of heavy equipment (dump truck, road grader, backhoe, etc.)
that are associated with your home occupation be stored on your property? ☒ Yes ☐ No
If yes, how many pieces of heavy equipment? tractor + UTV
7. Will you use an existing or new parking area to accommodate traffic from your home occupation?
If yes, how many parking spaces will be utilized or created? 3 5
8. Will fuels be stored on site? ☐ Yes ☐ No
If yes, what quantity? 10-15 gallons. Describe the purpose and proposed use of the fuel storage.
diesel & gasoline in certified portable cans
9. Will you be using hazardous materials associated with your home occupation? ☐ Yes ☒ No
If yes, will you be within the "Small Quantity Generators Plus" limits? ☐ Yes ☒ No
Describe the purpose and proposed use of the materials. N/A
10. If you are proposing a child day care or adult day services facility, what is the maximum number of children or
adults for whom you will provide care? N/A

SPECIAL EXCEPTIONS

11. Is your property (a) located within a D-ES subdistrict, or (b) located in Dallas, Sandy River, or Rangeley Plantations
and within an M-GN, P-AL, P-AR, P-FW, P-GP, P-RT, P-SL, or P-UA subdistrict? N/A ☐ Yes ☒ No
If yes, explain in detail why your home occupation cannot be located in a development subdistrict.

Applicant signature

Maine Land Use Regulation Commission

Date - June 21, 2011

Application - Page 1 of 1

BUILDING PERMIT BP 5143-E

Based on the information you have submitted in the attached application and supporting documents, the staff of the Land Use Planning Commission concludes that, if carried out in compliance with the conditions of approval below, your proposal will meet the criteria for approval, 12 M.R.S.A. §685-B(4) of the Commission's statutes and the provisions of the Commission's *Land Use Districts and Standards*. Any variation from the application or the conditions of approval is subject to prior Commission review and approval. Any variation undertaken without Commission approval constitutes a violation of Land Use Planning Commission law. In addition, any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.



LUPC Authorized Signature: Sara L. Brusila, Regional Representative

March 29, 2016

Effective Date

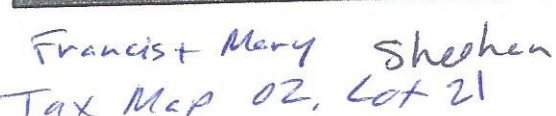
CONDITIONS OF APPROVAL

1. **At least one week prior to commencing the permitted activities**, the permittee or the designated agent must contact the Commission staff and notify them of the estimated date construction work will start. Notice may be provided in writing, in person, by email, or by calling. If you leave or send a message, please include your full name, telephone number, permit number, and the date the work will start.
2. Construction activities authorized in this permit must be substantially started within 2 years of the effective date of this permit and substantially completed within 5 years of the effective date of this permit. If such construction activities are not started and completed within this time limitation, this permit shall lapse and no activities shall then occur unless and until a new permit has been granted by the Commission.
3. This permit is dependent upon and limited to the proposal as set forth in the application and supporting documents, except as modified by the Commission in granting this permit. Any variation is subject to prior review and approval of the Maine Land Use Planning Commission. Any variation from the application or the conditions of approval undertaken without approval of the Commission constitutes a violation of Land Use Planning Commission law.
4. Structures authorized under this permit, as well as filling/grading/soil disturbance and cleared openings created as part of construction activities authorized under this permit, must be located to meet the road, property line, water and wetland setback distances, exterior dimensions and building heights listed in Section 4 and approved by this permit.
5. The permittee shall not advertise Land Use Planning Commission approval without first obtaining approval for such advertising. Any such advertising shall refer to this permit only if it also notes that the permit is subject to conditions of approval.
6. In the event the permittee should sell or lease this property, the buyer or lessee shall be provided a copy of the approved permit and conditions of approval. The new owner or lessee should then contact the Land Use Planning Commission to have the permit transferred into his/her name. If there are no additional changes the transfer can be accomplished on a Minor Change Form.
7. All exterior lighting must be located and installed so as to illuminate only the target area to the extent possible. Exterior lighting must not produce a strong, dazzling light or reflection beyond lot lines onto neighboring properties, water bodies, or roadway so as to impair driver vision or to create nuisance conditions.
8. The scenic character and healthful condition of the area covered under this permit must be maintained. The area must be kept free of litter, trash, junk cars and other vehicles, and any other materials that may constitute a hazardous or nuisance condition.
9. The permittee shall secure and comply with all applicable licenses, permits, authorizations, and requirements of all federal, state, and local agencies including but not limited to: Air and Water Pollution Control Regulations; Subsurface Wastewater Disposal System approval from the Local Plumbing Inspector and/or Maine Department of Health and Human Services, Subsurface Wastewater Program; and the Maine Department of Transportation, Driveway Entrance Permit, a physical E-911 address from your County Commissioner's Office.
10. Once construction is complete, the permittee shall submit a self-certification form, notifying the Commission that all conditions of approval of this permit have been met. The permittee shall submit all information requested by the Commission demonstrating compliance with the terms of this permit.
11. All conditions of previously issued Commission permits shall remain in effect, except as specifically modified by this permit. For parcels that are part of a Commission-approved subdivision, all conditions of the subdivision permit as they pertain to the permittee's parcel shall remain in effect.
12. The permitted home occupation must be conducted according to the information submitted in the **Supplement S-1: Questions**

for Home Occupation.

13. The permitted home occupation must be clearly incidental and secondary to the use of the dwelling unit for residential purposes; wholly carried on within a dwelling unit or other structure accessory to a dwelling unit; carried on by a resident of the dwelling unit; and utilize no more than 50 percent of all floor area of the dwelling unit or of the total combined floor area of the dwelling unit and accessory structure(s) in which the occupation is carried out.
14. The level of vehicular traffic generated by a home occupation must not significantly exceed that generated by a residence, except for home child day care providers or home adult day services programs.
15. A home occupation must not generate any noise, vibration, smoke, fumes, dust, odors, heat, light, glare, electrical interference, or other effects such that levels common to a residential area are exceeded beyond the property lines.
16. The permitted major home occupation must be limited to 1,500 sq. ft. and must not employ more than 2 persons outside of the home.

Location Map



1 inch = 1,000 feet

Francis + Mary Sheridan

BP 5143-E

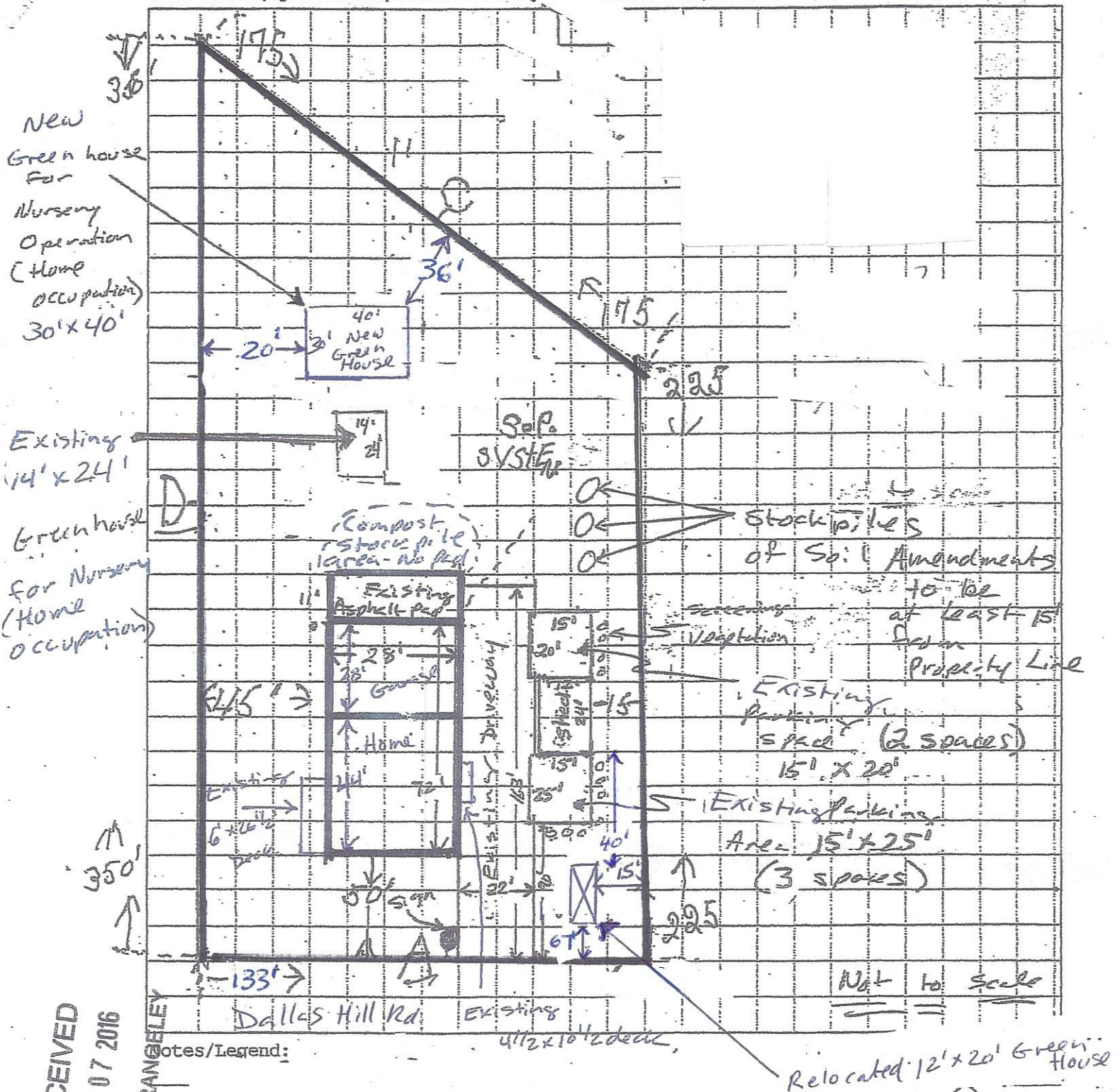
Rev. 319/16

S. Brusila LUPC

Tracking #48723

EXHIBIT D: SITE PLAN

Prepare a bird's-eye view site plan that shows your entire property and includes all the elements described for Exhibit D in the instructions on page ii. Draw the plan to scale. Do not. Refer to the instructions on page iii for a sample site plan.



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